

**AUGUSTA-RICHMOND COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
MONDAY, OCTOBER 16, 2006, 2:30 P.M.  
MUNICIPAL BUILDING, ROOM 803, 530 GREENE STREET  
AUGUSTA, GEORGIA**

**MEETING AGENDA**

The following contains general information concerning all items that will be heard by the Board of Zoning Appeals on Monday, October 16, 2006 in room 803 Municipal Building, 530 Greene Street at 2:30 P. M. (Pre-meeting at 2:00 P. M.) All persons who object to or are interested in these items are welcome to attend. The BZA does not hear actual rezoning petitions. Rezoning petitions are submitted through the Planning Commission.

1. **Howard Bush:** Sec. 8-8(a) requesting a front setback variance from 30 feet to 7.9 feet for an existing residence located at 4034 Smokey Road, Hephzibah, GA 30815. A new conventional residence was built on the front of this property and the setback variance is for the old manufactured home residence to the new rear property line for the front lot. This rear property line for the front house is also the front property line for the rear lot that will contain the manufactured home residence. (Tax Map 181 parcel 20 Zoned R-1)
2. **Crosscreek Designer and Builders on behalf of John and Cynthia Downey:** Sec. 20-1 requesting to add a detached carport or garage to the professional office located at 2902 Professional Parkway, Augusta, GA 30907 to within 6 Ft. 10 In. of the rear property line. The Zoning Ordinance would require a 10-foot setback. (Tax Map 16 parcel 435 Zoned P-1)
3. **Ascension Lutheran Church:** Sec. 28 B-7 requesting a redevelopment of an existing sign that traverses the right-of-way of 2860 Wells Drive Augusta, GA 30906. The church plans to move the sign back 2.8 feet from Wells Drive but the Zoning Ordinance requires a 10 Ft. setback. The proposed sign is approximately 53 sq. ft. in area and would be illuminated at a height of between 9 and 10 feet. The Zoning Ordinance limits church signs to 24 Sq. Ft. in area and 6 Ft in height and does not allow illuminated signs. (Tax Map 97-3 parcel 75 Zoned R-1A)
4. **Weaver Homebuilders:** Sec.22-1 requesting a side yard setback for a single-family residence at 1019 Ossabaw Court from 5 feet to 1.8 feet. The foundation for this home has already been poured which is 1.8 feet from an access area to a retention pond. (Tax Map 198-2 parcel 2 Zoned B-2)
5. **WGH Contractors:** Sec. 28-B requesting two free-standing apartment signs for St. Andrews Apartments 3000 Perimeter Parkway, Augusta, GA 30909 each having approximately 24 square feet of area. Also, the monument style signs being proposed would each be approximately 60 square feet. The Zoning Ordinance limits an apartment complex to one sign of 24 square feet and the area of the supporting structure is limited to 42 square feet. (Tax Map 23 parcel 3.4 Zoned B-2)
6. **Hank Cole:** Sec. 33-5 Mobile home hardship renewal at 4760 H Old Waynesboro Road, Hephzibah, GA 30815. (Tax Map 320 parcel 1.05 Zoned A)

7. **Joby Wetzel for Frito Lay, Inc:** Sec. 24-4 requesting a building addition to Frito Lay at 1713 North Leg Court, Augusta, GA 30909 that would be located 22 feet from the right-of-way of North Leg. The Zoning Ordinance requires a 40 foot setback anywhere property adjoins a roadway. (Tax Map 55-1 parcel 85-01 Zoned HI)
8. **Johnson Laschober & Assoc., P. C. on behalf of American Concrete:** Sec. 23-5 (a) requesting a new building addition to within 30 feet of the right-of-way of Thirteenth Street. The Zoning Ordinance requires a 40-foot setback. (Tax Map 46-2 parcels 87 and 88 Zoned LI)
9. **Patrick J. Rice as attorney for Berckman Residential Properties, LLC; FTD, LLC:** Berckman Corner, LLC; Whiddon Family Properties, LLC; and Augusta National Inc.: Requesting a variance from Sec. 8-2(b) , 17-2(a) and 20-1(j) to allow public parking areas for the Augusta National to be located approximately 2,200 feet from the Augusta National Golf Club located at 2604 Washington Road. The Zoning Ordinance limits support parking to be located within 100 feet of the subject property. The proposal involves multiple parcels and a list of the parcels and concept plans are available in the Planning Commission (706-821-1796) at 525 Telfair Street for inspection. (Zoned R-1, R-3B and P-1)
10. **Chong Goodman:** Sec. 33-5(d) requesting a one-chair barber shop at 2806 Richmond Hill Road, Augusta, GA 30906 as a home occupation. (Tax Map 97-4 parcel 225 Zoned R1A)
11. **Daniel Bailey:** Sec. 20-4 requesting the replacement of an accessory building at 310 Ellis Street, Augusta, GA 30901 to within 3 feet of the side and rear property lines. The Zoning Ordinance requires a 10-foot rear setback and a 5 foot side setback. (Tax Map 47-2 parcel 273 Zoned P-1)

Pansy Josey, Secretary  
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